

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fargo

State: ND

PJ's Total HOME Allocation Received: \$3,500,068

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	1			
% of Funds Committed	97.42 %	97.42 %	1	93.41 %	82	85	
% of Funds Disbursed	94.90 %	94.90 %	1	84.68 %	91	93	
Leveraging Ratio for Rental Activities	11.9	11.9	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	100.00 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.89 %	87.89 %	1	68.18 %	81	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.15 %	98.15 %	1	80.32 %	85	90	
% of 0-30% AMI Renters to All Renters***	85.19 %	85.19 %	1	45.16 %	93	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	100.00 %	1	95.04 %	100	100	
Overall Ranking:			In State:	1 / 1	Nationally:	99 100	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$17,935	\$17,935		\$26,037	54 Units	14.50 %	
Homebuyer Unit	\$4,778	\$4,778		\$14,755	231 Units	61.90 %	
Homeowner-Rehab Unit	\$15,354	\$15,354		\$20,487	52 Units	13.90 %	
TBRA Unit	\$1,856	\$1,856		\$3,225	36 Units	9.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fargo ND

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$42,773	\$89,950	\$14,201
State:*	\$49,752	\$70,305	\$18,370
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.9	92.6	96.2	88.9	Single/Non-Elderly:	29.6	57.1	36.5	80.6
Black/African American:	0.0	4.3	0.0	5.6	Elderly:	20.4	0.4	11.5	0.0
Asian:	1.9	0.4	0.0	0.0	Related/Single Parent:	38.9	19.0	30.8	19.4
American Indian/Alaska Native:	3.7	0.0	1.9	5.6	Related/Two Parent:	3.7	17.3	13.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	7.4	6.1	7.7	0.0
American Indian/Alaska Native and White:	3.7	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	0.0	1.7	1.9	0.0	Section 8:	37.0	0.0 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	0.0			
1 Person:	46.3	57.6	44.2	80.6	Other:	22.2			
2 Persons:	24.1	18.2	25.0	5.6	No Assistance:	40.7			
3 Persons:	16.7	7.4	13.5	13.9					
4 Persons:	9.3	7.4	11.5	0.0					
5 Persons:	0.0	6.9	3.8	0.0					
6 Persons:	3.7	1.7	1.9	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.9	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		17		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fargo

State: ND

Group Rank: 99
(Percentile)

State Rank: 1 / 1 PJs

Overall Rank: 100
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	87.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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